

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**DESIGN-BUILD SERVICES
MARIE REED ELEMENTARY SCHOOL**

Solicitation #: DCAM-15-CS-0164

**Addendum No. 2
Issued: September 4, 2015**

This Addendum Number 02 is issued by e-mail on September 4, 2015. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1

Preproposal Conference Meeting Minutes: The minutes from the September 1, 2015 preproposal conference are attached.

Item #2

The bid date remains unchanged. Proposals are due by **September 17, 2015 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Alicia Norris, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 2 -

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



**PREPROPOSAL CONFERENCE MEETING MINUTES
RFP FOR DESIGN-BUILD SERVICES
MARIE REED ELEMENTARY SCHOOL**

**Solicitation #: DCAM-15-CS-0164
September 1, 2015 at 10:30 a.m.**

1. A preproposal conference for the above-referenced solicitation was held on Tuesday, September 1, 2015 at 10:30 a.m.
2. The preproposal conference began with introductions of the following individuals:
 - a. Jeff Bonvechio – Deputy Director of Capital Construction, DGS
 - b. Thomas Bridenbaugh & Kavita Aildasani – Leftwich, LLC (Procurement and Real Estate Development Consultant)
 - c. Christina Weaver – District of Columbia Public Schools
 - d. Teddy Gebremicheal & Greg Benson – DCPEP (Program Manager)
3. The status and delivery method of the project was discussed:
 - a. A design firm has already been engaged to design the project. A builder is now being sought.
 - b. The selected builder will take assignment of the Department's agreement with the designer to create a design-build team. The Department desires a builder that will take active role in budget and design aspects of the project.
 - i. It was noted that a number of changes have been made to the Form of Contract, particularly in regard to the expectations of builder. See additional details below.
 - ii. It was also noted that the Department desires to “stamp out” the process of budget increases during the course of the project.
4. Further details regarding the project were discussed:
 - a. The school is located at 18th and Champlain Streets.
 - b. The Department's budget for the Project is \$50 million.
 - c. A “gut renovation” of the existing building is expected.
 - d. There are a number of end-users in the building other than DCPS. Their respective elements of the programs are underfunded in the capital project and will need to be addressed.
5. The schedule and contract approval process was discussed:
 - a. A two phased Council contract approval process is anticipated. The first will take place around Christmas 2015/New Years 2016. This will provide release for preconstruction work and long lead items.

- b. The second phase will take place around Memorial Day 2016 and will be for the GMP for the Project.
 - c. The schedule contemplates a year and two summers for construction. If early work can be done in late spring of 2016, the Department will consider that but would need to know that the Project is on track with budget. Any early work would need to not impact learning environment.
 - d. It was also noted that the Substantial Completion Date is July 18, 2017, not mid-August 2017. It was specifically noted that the date would not be changed to mid-August as DCPS and the Department required that month to set up and prepare the building for the school population.
6. The compensation structure was discussed:
- a. The Preconstruction Fee is to cover the builder's costs from engagement through the end of GMP negotiation (i.e. approximately Memorial Day 2016).
 - b. The Design-Build Fee would cover all costs that are not direct costs after the negotiation of the GMP.
 - c. The General Conditions Budget is a budget, not a fixed fee. The General Conditions Budget will serve as a line item guarantee, and General Conditions Costs will be reimbursable at cost.
 - d. Unless the project becomes significantly different (as outlined below), there will be no changes to the Fee or General Conditions Budget.
 - i. Longer than 14 months for construction.
 - ii. More than \$50 million or what you initially "take off" of the design is.
 - 1. The Department desires that the selected builder "take off" the concept design immediately after award.
 - a. If the cost of the Project becomes more than the initial "take off", the builder will not receive extra GCs or Fee.
 - b. The Department desires early warning of cost/budget issues, and the GCs and Fee based on the initial "take off".
7. Other project requirements were discussed:
- a. This is a prevailing wage project. Davis-Bacon Act wages must be paid, and reporting and other Davis-Bacon requirements must be adhered to.
 - i. It was noted that close attention should be paid to the appropriate classification of workers.
 - b. The Department desires to maximize dollars volume of work going to CBEs. The following requirements apply:
 - i. 50% of all dollars in the contract must go to CBEs.
 - ii. 35% of all dollars in the contract must go to SBEs.
 - iii. 20% of all dollars in the contract must go to DBEs.
 - iv. It was specifically noted that the only certifications that count are those from DLSBD; no reciprocal certifications are accepted.
 - v. It was also specifically noted that no trades are excluded from the dollar volume calculations for these goals.

- c. The project will have a value over \$5 million, and the workforce requirements based on such dollar threshold apply to the Project. The Project is also included in the Workforce Utilization Program.
 - d. The Apprenticeship Act applies, and subcontractors will need to have certified apprenticeship programs.
- 8. It was noted that the Form of Contract is not a standard AIA or DC government contract. It will, however, be similar to other DGS contracts but will include a different incentive structure.
 - a. The revised incentive structure will put more of the Design-Build Fee at risk, which would be earned based on:
 - i. On time delivery;
 - ii. On budget delivery;
 - iii. Quality of the Project; and
 - iv. Management of budget and GMP evolution.
- 9. Additional Remarks
 - a. The Department will issue a copy of the current concept design by Addendum. It was specifically noted that the concept design is expected to be over budget and will need to be returned to budget.
 - b. A site visit was scheduled for Thursday, September 3, 2015 at 3:30 p.m. Attendance at the site visit is not mandatory.
 - c. Offerors were encouraged to look at Section D of the RFP which outlines the factors for evaluation. Proposals will be evaluated based on the factors and subfactors listed there. In particular, Offerors were encouraged to look closely at the management plan and provide in the proposal their thoughts on THIS project in particular.
 - d. The PM team noted that the school is located in an urban setting and a very active community and encouraged Offerors to develop a team that can address issues associated with that (traffic circulation, etc.).
 - e. It was further noted that the site is a challenging site and awkward in that the street grid runs through it. It will be further complicated by swing space which at present is presumable to be on site.
 - f. The demand from DGS and DCPS for high quality building has not changed.
- 10. Questions & Answers
 - a. Will the concept design be issued before the walk through?
 - i. The Department will try to issue the concept design before the Site Visit.
 - b. Will the Project be LEED Gold and will the new IGCC apply?
 - i. Yes.
- 11. Closing Remarks
 - a. The bid date will not be extended, and the Department requires the selected builder estimate ASAP.

RFP for Design-Build Services – Marie Reed Elementary School
Preproposal Conference Meeting Minutes

- b. The sign-in sheet and copy of business from this preproposal conference will be issued tomorrow. Meeting minutes will likely follow on Thursday of this week. The form of contract is expected to be issued by addendum next week.